

## \$470,000 - 15 William Hustler Crescent, Edmonton

MLS® #E4462625

**\$470,000**

4 Bedroom, 2.00 Bathroom, 986 sqft

Single Family on 0.00 Acres

Overlanders, Edmonton, AB

Beautifully maintained home in desirable Overlanders! With ~ 1,600 sq.ft. finished living space, 4 beds, 2 baths, massive corner lot, oversized insulated heated garage 24'x30' with doors 8'x10', RV parking. The bright main floor offers an inviting living room and modern kitchen with new fridge, stove and microwave oven with hood. There is central vacuum, new dryer and washer. The roof is done in 2017, furnace - 2015. Enjoy morning coffee on the brand new deck and relax in the hot tub outside after busy day! The location is hard to beat! Two major transportation routes: Anthony Henday and Yellowhead Hwy are conveniently close so it is really easy to get anywhere in Edmonton. The neighborhood is very quiet, friendly and safe to raise a family. Catholic and Public schools are not very far. Indoor East Soccer Field is 2 min walk. It is no animal, no smoking home. The neighborhood roads and sidewalks were fixed this summer. Very affordable taxes - \$3,600 for 2025. It is a great house for a whole family!

Built in 1978

### Essential Information

MLS® # E4462625

Price \$470,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 986                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 15 William Hustler Crescent |
| Area        | Edmonton                    |
| Subdivision | Overlanders                 |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5A 4C1                     |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Wet Bar |
| Parking Spaces | 4                                                                                                                                             |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized                                                                                         |

### Interior

|              |                                                                                                                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Curtains and Blinds, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                                                    |
| Stories      | 4                                                                                                                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 35            |

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Listing information last updated on November 4th, 2025 at 1:02am MST